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## Plan for former Sinai building gets boost

### Funds granted for plan to create 52 rental units

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Plans to convert a portion of Aurora Sinai Medical Center's former western campus into 52 apartments received a major funding boost Monday.

The Wisconsin Housing and Economic Development Authority agreed to provide \$730,831 in tax credits to the project's developer, Commonwealth Development Corp.

Commonwealth wants to create 34 apartments for older people in an empty building at 2195 W. State St. The firm will buy the building from City on a Hill Inc., a nonprofit church group.

Fond du Lac-based Commonwealth also plans to build 18 apartments in a new, 18,000-square-foot structure that will be built adjacent to the vacant 34,600-square-foot hospital building.

The project was among 28 developments that were awarded federal affordable housing tax credits by the authority. Those tax credits are given to developers that agree to rent some of their newly built units to low- and moderate-income tenants.

In Wisconsin, the credits are provided annually through a competitive process operated by the authority. The credits announced Monday, totaling \$10.7 million, will help create 1,389 apartments, with 1,304 set aside for low- and moderate-income renters.

### Some assisted living

Commonwealth will provide assisted living services to older renters at the Aurora Sinai development. Rent for the one- and two-bedroom units would range from around \$275 to \$650 a month.

The firm still needs to secure additional financing for the project, said Christopher Jaye, Commonwealth vice president. He said Commonwealth hopes to begin construction by October, with the units available by the summer of 2009.

The hospital buildings became vacant in 1998, after Aurora Sinai consolidated at its eastern campus at 945 N. 12th St. The 18.5-acre former western hospital complex, which is west of N. 20th St. between W. Kilbourn Ave. and W. State St., has buildings totaling around 700,000 square feet.

Part of that former hospital campus is used by a charter school, Milwaukee Academy of Science, 2100 W. Kilbourn Ave. Another former hospital building at 2200 W. Kilbourn Ave. was converted in 2005 into Historic Lofts on Kilbourn, a 99-unit apartment building owned by Gorman & Co.

Eight Milwaukee projects, totaling 480 apartments, received credits.

They include the 95-unit Blue Ribbon Lofts, with Gorman remodeling part of the former Pabst brewery complex; the 60-unit Prince Hall assisted living facility, which Horizon Development Group Inc. and Prince Hall Masons of Wisconsin will build at 619 W. Walnut St.; a 24-unit apartment building that United Methodist Children's Services will build on W. Lisbon Ave., between N. 39th and N. 40th streets; and 24 new units that the city Housing Authority will build at separate sites throughout Milwaukee.

Also, three existing apartment complexes will be purchased and renovated with the help of credits. They are the 121-unit Fernwood Court, 6700 W. Appleton Ave.; 56-unit McGovern Commons, 5485 N. Hopkins St., and 48-unit Silver Spring Square Apartments, 5513 N. Hopkins St.

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